

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
FEBRUARY 8, 2010 3:00 P.M.
ROOM S-330 CITY HALL
ST. PAUL, MINNESOTA

RESULTS AGENDA

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF DECEMBER 28, 2009

Approved

II. NEW BUSINESS

- | | | | |
|----|---------------------------------------|--|-----------------------|
| A. | Applicant | - Chris Ericksson | (#10-010842) |
| | Location | - 1400 Dayton Avenue | |
| | Zoning | - I1 | |
| | Purpose: <u>ADMINISTRATIVE REVIEW</u> | An appeal of a decision by the Zoning Administrator that the proposed use of the property at 1400 Dayton for storage of car parts and vehicles is accessory to the nearby motor vehicle salvage operation which is not a permitted use in this I1, Industrial zoning district. | |
| | | <i>Denied</i> | <i>6-0</i> |
| | | | |
| B. | Applicant | - Mike Runyon & Ted Casper | (#10-011174) |
| | Location | - 995 7 TH Street West | |
| | Zoning | - B2 | |
| | Purpose: <u>MAJOR VARIANCE</u> | Several variances in order to enlarge Shamrocks Bar and Restaurant and establish a new parking lot.
1) The proposed expansion requires 32 additional off-street parking spaces and none are being proposed, for a variance of 32 spaces. 2) A 4 foot setback is required from the west property line of the parking lot and a zero setback is proposed for a variance of 4 feet. 3) A minimum area of 10% landscaping is required for any new off-street parking area and 5.7% is proposed, for a variance of 4.3%. | |
| | | <i>Continued to 2/22/10</i> | |
| | | | |
| C. | Applicant | - Bruce M. Carlson – CMA | (#10-011204) |
| | Location | - 1450 University Avenue West | |
| | Zoning | - I3 | |
| | Purpose: <u>MAJOR VARIANCE</u> | A variance of the signage that is allowed on this parcel. There is 4740 square feet of existing signage on this site, a maximum of 4274 square | |

feet is allowed and the applicant is proposing an additional 61 square feet.

Approved

6-0

D. Applicant

- **Preston Fox 4-Square Builders Inc. (#10-012435)**

Location

- 768 Grand Avenue

Zoning

- RM2; Sign-Grand

Purpose: MAJOR VARIANCE

- Several variances in order to add two additional dwelling units in the basement, one for a building manager and one for the owner. 1) A minimum lot size variance. The required lot size is 9,000 square feet and 6,000 square feet is proposed, for a variance of 3,000 square feet. 2) An additional 3 off-street parking spaces are required, no new spaces are proposed for a variance of 3 parking spaces. 3) A lot density variance. The code requires 1,500 square feet of lot size per unit with 6,000 square feet available, for a variance of 3,000 square feet.

Denied

6-0

III. ADJOURNMENT

Board of Zoning Appeal Members: Please call John Hardwick (266-9082) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.